



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

30 Ferrard Meadow, Antrim,
County Antrim, BT41 4RU

**Offers in the region of:
£239,950**

 **Reeds Rains**

reedsrains.co.uk

Ferrard Meadow, Antrim, County Antrim, BT41

Offers in the region of: £239,950 Freehold

Council Tax Band:

EPC Rating: C

Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this well presented detached home located in the ever popular Ferrard Meadow development, Antrim. This property has been finished to exacting standards by the current owner and would make the ideal first time buyer home. The property itself comprises lounge with multi fuel stove, recently installed modern kitchen with a range of high end appliances, three bedrooms (master with ensuite) and stylish bathroom. Further features include gas heating, double glazing and ample off street parking leading to detached garage. Number 30 Ferrard Meadow boasts a superb garden to the rear with generous patio. Homes in Ferrard Meadow are in huge demand and early viewing is recommended to avoid disappointment!

Entrance Hall

Welcoming entrance hall complete with ceramic tiled flooring through to kitchen / dining area. Intruder alarm.

Downstairs WC

Comprises low flush WC and wall mount WC. Complete with tiled flooring and splashback areas.

Lounge

18'6" x 12'3" (5.64m x 3.73m)

Naturally bright and spacious lounge with feature fireplace comprising multi fuel stove and granite hearth. Complete with tiled wood effect flooring.

Kitchen Open With:

19'7" x 10'3" (5.97m x 3.12m)

Bespoke fitted kitchen with many upgrades from original specification. Range of high and low level units and matching breakfast island. Stainless steel drainer unit and sink. Built in oven and gas hob with stainless steel extractor fan overhead. Integrated appliances

to include microwave with recessed warmer drawer, integrated fridge freezer and wine cooler. Recessed spotlights and tiled flooring.

Casual Dining Space

Tiled flooring and double doors to rear garden.

Stairs To First Floor Landing

Master Bedroom

12'5" x 10'8" (3.78m x 3.25m)

Ensuite Bathroom

Modern ensuite comprising large enclosed shower cubicle, low flush WC and wall mounted wash hand basin. Complete with tiled flooring and tiled splashback areas.

Bedroom Two

10'3" x 10'7" (3.12m x 3.23m)

Bedroom Three

10'3" x 8'8" (3.12m x 2.64m)

Deluxe Shower Room

Stylish family Shower room offering large walk in shower cubicle with mains thermostatic shower, low flush WC and wall mounted wash hand basin. Complete with tiling to the floor and splashback areas. Extractor fan. Built in airing cupboard.

Externally

Off Street Parking Leading To:

Spacious tarmac driveway leading to detached garage.

Detached Garage

Complete with insulated remote control door. Plumbed for white goods and electrical points throughout.

Enclosed Rear Garden

Well maintained rear garden with substantial paved patio area. Recently installed canopy covering patio from the rear double doors. Ideal for those with young families. Side door access to detached garage.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

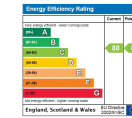
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.